



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

November 20, 2013

NADER ZEIGHAMI
81 ALBERO CT
RANCHO PALOS VERDES CA 90275

RE: **PROJECT NUMBER R2010-00795-(2)**
CONDITIONAL USE PERMIT NO. 201000070
2312 EAST 95TH STREET, STARK PALMS ZONED DISTRICT

Dear Applicant:

Conditional Use Permit No. 201000070 was considered by Mr. Paul McCarthy, a Hearing Officer of Los Angeles County, at the regularly scheduled hearing of November 19, 2013.

After considering the evidence presented, the Hearing Officer **denied** the project pursuant to Section 22.56.060 of the Los Angeles County Code (Denial for Lack of Information). A copy of the denial findings is attached.

The applicant or any other interested person may appeal the Hearing Officer's decision to the Regional Planning Commission at the office of the Commission secretary, Room 1350, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Please contact the Commission secretary for the appeal procedures and fee at (213) 974-6409. **The appeal period for this project will end at 5:00 p.m. on December 3, 2013.** Any appeal must be delivered in person to the Commission secretary by this time. If no appeal is filed during the specified period, the Hearing Officer's action is final.

If you have any questions regarding this matter, please contact Mr. Tyler Montgomery of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Mi Kim
Supervising Regional Planner
Zoning Permits West Section

MK:TM

Enclosure: Findings

**FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2010-00795-(2)
CONDITIONAL USE PERMIT NO. 201000070**

1. The Hearing Officer of Los Angeles County, Mr. Paul McCarthy, considered Conditional Use Permit ("CUP") No. 201000070 at the regularly scheduled hearing date of November 19, 2013.
2. The CUP seeks to authorize the operation of an auto dismantling yard in the M-2 (Heavy Manufacturing) Zone. The property is located at 2312 East 95th Street in the Stark Palms Zoned District of unincorporated Los Angeles County.
3. The project was filed with the Los Angeles County Department of Regional Planning ("Regional Planning") on June 1, 2010. Holds were placed on the project by the Fire Department and the Department of Public Health in November of 2010 and by the Department of Public Works in March of 2011, all of which required additional materials to complete their reviews. Letters were sent to the applicant requesting these materials on March 31, 2011 and May 13, 2013.
4. The applicant failed to submit the required materials within the required timeframe (90 days), which ended on August 13, 2013.
5. Staff sent a letter to the applicant dated October 9, 2013 informing the applicant that the case would be scheduled before a Hearing Officer for denial due to lack of information on November 19, 2013. Section 22.56.060 of the Los Angeles County Code provides that the Hearing Officer may deny, without public hearing, an application for a conditional use permit if such application does not contain the required information contained in Sections 22.56.030 and 22.56.040 of the Code.
6. During the November 19, 2013 Hearing Officer public meeting, staff made a brief presentation summarizing the process for denial of a project due to inactivity. The project applicant was not present. There were no testifiers in support of or in opposition to the project.

THEREFORE, in view of the findings of fact presented above, Conditional Use Permit No. 201000070 is DENIED.